

**City of Wildwood
Planning and Zoning Board/Special Magistrate
July 5, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, July 5, 2011 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Richard Busche, City Engineer (Kimley Horn and Associates); Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry.

Minutes were approved and signed from the June 7, 2011 Planning & Zoning Board Meeting.

Richard Busche, Jason McHugh, and Melanie Peavy were sworn in at this time.

New Business:

Site Plan Review , SP 1102-02 Hawk Landing, Parcel D18=088

Melanie Peavy: Read the staff report into the record. Approval is contingent on permitting by all outside agencies of competent jurisdiction, satisfaction of outstanding engineering issues noted by the City Engineer (Kimley-Horn and Associates), and approval of the final landscaping and buffering plan.

Special Magistrate: Other than four commercial buildings being placed on this property, there is nothing unusual about this project, is there?

Melanie Peavy: No. However, there are discussions with the County regarding drainage for County Road 466; should the County chose to acquire some portion of the property in the future, it could have an impact on the final site plan. I would defer to the City Engineer to respond further to this issue.

Rick Busche (KHA): The plan in the agenda is ready for approval today. Should there be some reconfiguration of the drainage, it would be addressed at that time.

Special Magistrate: Do you review site plans, do you specifically review them for conformance with section 4.3 of the Land Development Regulations (LDRs)?

Rick Busche (KHA): Yes.

At this time, the Special Magistrate had some housekeeping questions regarding the project, including compatibility and intensity, storm water retention, utilities, and other structures. All were answered to the satisfaction of the Special Magistrate.

Special Magistrate: Asked owner to step forward at this time to speak on the project.

Bill Keen, owner of Hawk Landing, was sworn in at this time to address his project.

Special Magistrate: Please tell me about the purpose of the project.

Bill Keen: Mostly it would be medical offices; just a small office park with one road in and one road out.

The Special Magistrate had general questions for Mr. Keen regarding the project at this time.

Special Magistrate: Asked for comment from the public at this time; seeing no one, Mr. Lowry moved approval of the site plan at this time. "Based on the testimony and information provided as well as conformance of the project with sections 4.3 and 4.4 of the LDRs, **I recommend approval of the site plan to the City Commission.**"

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 3:11 p.m.

Date

8/9/2011



Archie O. Lowry, Jr., Special Magistrate
City of Wildwood, Florida